

**NORTH SMITHFIELD
SCHOOL BUILDING COMMITTEE**

December 5, 2008

KENDALL DEAN

5:30 PM

BOARD MINUTES

Present: David Chamberland, Paul Vadenais, Steve Lindberg, Edward Yazbak, Jane Biron, and John Perry. Absent: Scott Majeau and Paul Nordstrom.

Others Present: John Lahar, Robert Desrochers, Erik Butash Ron Fagnoli, Matteo Alibrio, Steve Biron and Raymond Garvey.

The meeting was called to order at 7:35 p.m. Following roll call by Jane Biron the minutes to the November 6, 2008, meeting was reviewed and motion to approve the minutes with a change to page 2 was made by Edward Yazbak and seconded by Jane Biron. The committee unanimously approved the motion.

Motion to recommend for payment to the Town Council Requisition No. 28 in the amount of \$1,430,928.43 for Construction Management

services for the period through November 30, 2008, was made by David Chamberland and seconded by Edward Yazbak. The committee unanimously approved the motion with Mr. Stephen Lindberg abstaining.

Motion to recommend for payment to the Town Council Requisition No. 16-F in the amount of \$36,286.23 for Construction Management services for the period through November 30, 2008, was made by David Chamberland and seconded by Edward Yazbak. David Chamberland reiterated that Tracklite will be reimbursed and also Gail Associates did not attend this meeting as requested so no money will be paid to Tracklite at this time, but the board still expects the guarantee and warrantee from Gilbane. The committee unanimously approved the motion with Mr. Stephen Lindberg abstaining.

Motion to recommend for payment to the Town Council Requisition No. 10-S in the amount of \$5,000 for Construction Management services for the period through November 30, 2008, was made by David Chamberland and seconded by Jane Biron. The committee unanimously approved the motion with Mr. Stephen Lindberg abstaining.

Briggs Invoices – There is an invoice from last September, 2007 that is in question in the amount of \$11,646.50. It is not sure that this bill has been paid. All other bills to Briggs have been paid in full and research will be done to solve this matter. A motion was made that if

the Finance Director is satisfied that the bill was not paid it is recommended to the Town Council to pay this Invoice 37478, September 29, 2007, bill to Briggs was made by Edward Yazbak and seconded by Jane Biron. David Chamberland asked for verification of payment and asked if the money is still available – yes. Gilbane will investigate and report to Edward Yazbak so that he can notify the Finance Director.

Motion was made to recommend for payment to the Town council Invoice #40170 in the amount of \$2295.50 and Invoice # 40147 in the amount of \$505 for Fleet bills was made by David Chamberland and seconded by Edward Yazbak. Mr. Yazbak felt this recommendation had already been made. Paul Vadenais said it had but it was never sent to the Town Council as of yet. The committee unanimously approved the motion with Mr. Lindberg abstaining.

Regarding Invoice #21645 dated February, 2008, Mr. Edward Yazbak felt since paperwork was not submitted to the board that the \$780 bill could not be recommended for payment at this time.

OLD BUSINESS

Running Track – Still waiting for the warrantee, completion of back fence and waiting for Gail to attend this meeting.

Technology Equipment – The Smartboards were corrected except for

the Science rooms are not settled. Wire needs to be pulled in the conduit which might be tight when the anti vibration kits arrive. Other areas for future growth were left out. Will be installed by Gilbane. About twelve rooms are affected. David Chamberland would like to have Steve Hughes in on these meetings. Suggested a RGE rep attend the next meeting with Eric Butash. Mr. Lindberg asked if the intercom system was resolved – yes. Paul Vadenais was interested in the Tec room and Mr. Lindberg stated it was all set except for one piece of equipment that was not ordered (band saw). David Chamberland asked what the price of this item would be and no one seemed to know.

FF&E - Ron Fagnoli – Was not finished as of last night. Waiting for a few items.

ADA Walkway – First part of next week, Wednesday, for completion.

Field Lighting – Ron Fagnoli – The town electric inspector has approved the work; now waiting for National Grid. The temporary generators were disconnected. And, again, waiting for a date from National Grid.

Landscaping – Punch list completed, but in the spring a few corrections will be made.

Financial Update - \$700,000 Bond to finance the field improvements

will go to market on Tuesday.

Security System - High School – Hardware needs to be installed. Steve Lindberg said the system is going on line on 12/15/08. Everyone will be notified. Access for faculty will be distributed next week. The software for the security system is very technical and needs some labeling changes. Gilbane has received a price for the push buttons (handicap) for the high school.

Library Books – Steve Lindberg stated that \$50,000 could buy 2,900 books for the library. David Chamberland asked if we should pay for the books with the 20 year bond money. John Lahar mentioned that this procedure is done by Gilbane in other newly built schools. Concerns were mentioned by David Chamberland as to where do we get the money from? Is timing an issue? Can we use the \$50,000 from FF&E? Mr. Lindberg felt we could wait a little while longer and David Chamberland felt in a month or so we should know definitely how we stand financially. Books do not need to go out to bid so they can be ordered quickly. Mr. Chamberland thanked Steve Lindberg for researching this problem. Mr. Chamberland would like to use what is left in the FF&E to purchase a scissor lift which is needed in the gymnasium and also purchase some books. He asked what else is important on the list. Maybe purchasing a snow blower is more important. There is \$8,419 in the credit column to purchase this item. Steve Lindberg felt a band saw and music stands were really needed. Discussion continued. It was suggested to use all the credits to

purchase the requested items except for the scissor lift at this time. The Library books should be purchased through the Finance Director and all credits should go back to Gilbane.

Motion was made to recommend to the Town Council to earmark \$50,000 for the Finance Director to purchase library books and finalize with the School Department was made by Edward Yazbak and seconded by David Chamberland. The committee unanimously approved the motion with Jane Biron opposing. Mrs. Biron did not feel it was correct to purchase books on a 20 year bond. She asked if Champlain Foundation could help. Mr. Lindberg stated other ideas are in the making. Steve Biron asked if Levy or Feinstein Philanthropies could be contacted.

David Chamberland asked Steve Lindberg for an update to his memo to include the sprinkler system for soccer. Paul Vadenais brought to the board attention the path being used from the softball outfield to the football field is wearing on the grass.

David Chamberland a design from RGB for the pathway might not be too costly. He asked Mr. Raymond Garvey to speak to David DeQuattro asking him to investigate and to do a layout.

NEW BUSINESS

A letter was received from Mrs. Nevadonski regarding reimbursement

for her legal fees incurred during negotiations regarding her well. Attorney Joseph J. Reale, Jr., LTD responded to the board. Motion to deny reimbursement to Mrs. Nevadonski for her legal fees was made by Mr. Edward Yazbak and seconded by Mrs. Jane Biron. A letter will be drafted by the board to Mrs. Nevadonski with a copy for the Town Administrator, Town Council, Finance Director. Included will be Attorney Reale's letter. The committee unanimously approved the motion.

Gilbane Update

Ron Fagnoli - The punch list has been addressed. Completed were the lawn area, fire protection tank, and permanent power for the athletic fields.

FF&E The punch list for Tec Ed items needed to be reordered. Some items were not received and needed or be ordered elsewhere. The majority of items on order should be received by December 12, 2008.

A bill in the amount of \$2,312 for fencing by Kingstown Fence (Owner's contingency) needs a motion made today.

Changes to the Owner's contingency – Mattio Alibrio – All items total \$32,142 and need motion for approval today:

#1685 - Need to order push buttons & Duane Teck will do additional work at the same time.

#2220 – Repairs to be paid by the School Dept. Removal of overhead

fee waived by Gilbane since Fleet did the job direct. The School Dept. will pay \$4,651 direct to Gilbane.

#1481 – Septic system repairs.

#1700 – To repair lawn at Nevadonski property.

#1851 Correct damage done by fire truck.

#1942 – Extend walkway from Middle School to existing path.

#2281 – Required by Dept. of Health site work.

#2570 – Back charge for Briggs.

#9992 – Credit (\$2,075).

#9998 – Waive fee and overhead for liability insurance.

#2131 – Security guard balance

#2140 – Cost of elevator operator – ½ Owners Contingency and ½ Design Contingency. Gilbane waived overhead and profit.

#2610 – Vibration Dampers installed for projectors

Total - \$26,712

Design Builders Contingency

#260.02A – Fleet worked on transformer

#262 – Additional work by Fleet

#1580 – Back-charge for metal panel insulation & framing

#1590 – Duct work

#2140 – Half of elevator operator allowance

#2445 – Shed for septic system controls

#2310 – Additional installation for exterior door frames

Total - \$41,909

David Chamberland asked that he be given an explanation from Mattio Alibrio of the Design Builders Contingency pages 8, 9, and 10.

Motion to recommend to the Town Council payment in the amount of \$2,312 for fencing on the ball field was made by Edward Yazbak and seconded by David Chamberland. The committee unanimously approved the motion.

Motion was made to recommend to the Town Council to pay all the change orders to the Owner's contingency for a total of \$26,712 as mentioned above was made by Edward Yazbak and seconded by David Chamberland. The committee unanimously approved the motion.

Motion was made to recommend to the Town Council to pay for the ADA Walkway in the amount of \$29,387 by Edward Yazbak and seconded by John Perry. The committee unanimously approved the motion.

Motion to approve the changes in the Builders Contingency in the amount of \$41,914 as mentioned above was made by Edward Yazbak and second by David Chamberland. The committee unanimously approved the motion.

OPEN FORUM

Mr. Desrochers mentioned the key core extractor and Mattio Alibrio suggested they talk about it tomorrow.

Bob Desrochers also mentioned the electric bill was \$59,000 to date for the middle school and felt that was alarming. He would like to have a survey done. The high school per year is \$90,584. He was wondering if this bill was for July, August and September. Mr. Desrochers asked if Matteo Alibrio could help straighten this out. Gilbane has paid the electric through June 30, 2008.

Mr. Desrochers also mentioned he was not happy with the lights installed by Griffin Electric. They seem to go on and off all day. It seems the sensors are not accurate and they will need to be reprogrammed.

Paul Vadenais inquired about the lights in the stairwells. Why are they on all night? They need to be programmed to go off at night.

Steve Lind berg asked that all data be coordinated and left in the old Superintendent's Office. He would also like a written list by Gilbane regarding what the school department should be reminded of. Ron Fagnoli stated this will be done by Tuesday's meeting.

The next meeting will be January 8, 2009.

The meeting was called for adjournment at 7:26 p.m. by David Chamberland.